



City of Harrisonburg, Virginia

Planning Commission Meeting

February 11, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the January 14, 2009 regular meeting.

2) New Business

Rezoning – 120 West Wolfe Street (WRockstreet, LLC)

Public hearing to consider a request from WRockStreet, LLC, with representative Blackwell Engineering to rezone two lots totaling .52 +/- acres from M-1, General Industrial District to B-1C, Central Business District Conditional. The properties are located at 120 West Wolfe Street and can be found on tax maps 35-O-4 & 5.

Rezoning – 181 South Liberty Street (Old Police Department Lot)

Public hearing to consider an application from Rosetta Stone, Inc to rezone five lots totaling 1.2 +/- acres, owned by the City of Harrisonburg, from M-1, General Industrial District to B-1, Central Business District. The properties are located at 181 South Liberty Street and can be found on tax maps 25-C-2, 3, 4, 5, & 15.

Ordinance Amendment – Home Occupations Added to R-5

Public hearing to consider amending Section 10-3-55.3 of the Zoning Ordinance to add Home Occupations as a use permitted by right within the R-5, High Density Residential District.

Ordinance Amendment – Sections 10-3-38, 10-3-42 (c), and 10-3-182 (c) (Two Family to Duplex)

Public hearing to consider amending the Zoning Ordinance Sections 10-3-38, 10-3-42 (c), and 10-3-182 (c). These amendments would replace the term “two-family” with the term “duplex” in the above listed sections.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

Discuss the nomination of a Commissioner to the BZA for City Council's consideration

7) Adjournment

Staff will be available Tuesday March 10, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the March 11, 2009 agenda.